

020.A

0001

0107.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

475,500 / 475,500

USE VALUE:

475,500 / 475,500

ASSESSED:

475,500 / 475,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Owner 1:	STALCUP WILLIAM S	Unit #:	107
Owner 2:			
Owner 3:			

Street 1: 18 HAMILTON ROAD #107

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 847 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	475,500			475,500		144668
							GIS Ref
							GIS Ref
							Insp Date
							12/11/17

PREVIOUS ASSESSMENT

Parcel ID: 020.A-0001-0107.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	461,700	0	.	.	461,700	461,700	Year End Roll	12/18/2019
2019	102	FV	448,800	0	.	.	448,800	448,800	Year End Roll	1/3/2019
2018	102	FV	368,900	0	.	.	368,900	368,900	Year End Roll	12/20/2017
2017	102	FV	330,000	0	.	.	330,000	330,000	Year End Roll	1/3/2017
2016	102	FV	330,000	0	.	.	330,000	330,000	Year End	1/4/2016
2015	102	FV	308,800	0	.	.	308,800	308,800	Year End Roll	12/11/2014
2014	102	FV	274,500	0	.	.	274,500	274,500	Year End Roll	12/16/2013
2013	102	FV	274,500	0	.	.	274,500	274,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18038-66		4/1/1987		167,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2017	Measured	DGM	D Mann
11/7/2000	Hearing Chag	201	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:	W20 - WATER 20	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Building Number 18.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 4	BRs: 2
	Baths: 1	HB: 0

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1985
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.20838261
Const Adj.:	1.25949597
Adj \$ / SQ:	487.025
Other Features:	30000
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597389
Depreciation:	121867
Depreciated Total:	475521

BATH FEATURES**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 657.48
Special Features:	0	Val/Su Net: 561.39
Final Total:	475500	Val/Su SzAd: 561.39

SKETCH**IMAGE****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	847	487.020	412,510						
Size Ad	847	Gross Are	847	FinArea	847					

AssessPro Patriot Properties, Inc**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: